

1 JaVonne M. Phillips, Esq. SBN 187474  
2 Jennifer C. Wong, Esq. SBN 246725  
3 **McCarthy & Holthus, LLP**  
4 2763 Camino Del Rio South, Suite 100  
5 San Diego, CA 92108  
6 Phone (877) 369-6122  
7 Fax (619) 685-4811  
jwong@mccarthyholthus.com

FILED & ENTERED

MAR 27 2024

CLERK U.S. BANKRUPTCY COURT  
Central District of California  
BY deramus DEPUTY CLERK

8 Attorneys for  
9 Nationstar Mortgage LLC as servicing agent for Wells Fargo Bank, National Association, as  
10 Trustee for Banc of America Alternative Loan Trust 2007-2 Mortgage Pass-Through  
Certificates, Series 2007-2

10 UNITED STATES BANKRUPTCY COURT  
11 CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION

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13 In re: ) Case No. 8:23-bk-12371-TA  
14 Steven Paul Oppegard, )  
15 ) Chapter 7  
16 Debtor. )  
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The Motion of Nationstar Mortgage LLC as servicing agent for Wells Fargo Bank,  
National Association, as Trustee for Banc of America Alternative Loan Trust 2007-2 Mortgage

1 Pass-Through Certificates, Series 2007-2 (“Movant”) for relief from the automatic stay came  
2 for hearing by the Court on the date, time and place set forth above before the Honorable  
3 Theodor Albert. Movant, appeared by and through its Attorney of Record, McCarthy &  
4 Holthus, LLP by JaVonne M. Phillips, Esq. All other appearances are as noted in the court  
5 record.

6 Upon reading the papers and pleadings on file herein, and upon hearing oral argument  
7 and based on the evidence presented, the Court rules as follows:

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9 IT IS HEREBY ORDERED, ADJUDGED AND DECREED:

10 1. This Order affects the real property commonly known as: 3461 Windspun Drive, Huntington  
11 Beach, CA 92649.

12 2. Debtor must make one mortgage payment via cashier’s check to be received by Movant’s  
13 counsel by 5:00PM Friday, 03/08/2024.

14 3. If Debtor fails to make the payment as stated in Paragraph 2, Movant may lodge an Order  
15 Terminating the Automatic Stay. The Order shall be entered without further hearing. The  
16 automatic stay shall be immediately terminated and extinguished for all purposes as to  
17 Movant and Movant may proceed with and hold a trustee’s sale of the subject property,  
18 pursuant to applicable state law, and without further Court Order or proceeding being  
19 necessary.

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24 Date: March 27, 2024

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Theodor C. Albert  
United States Bankruptcy Judge